

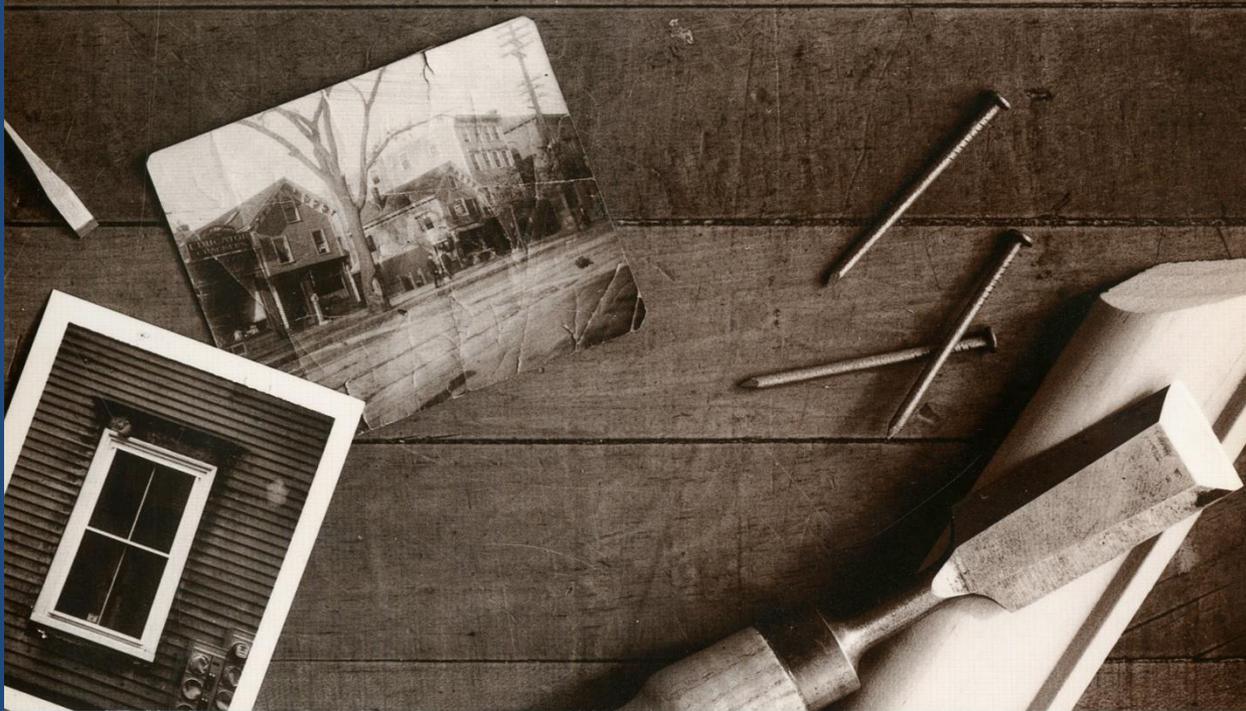


Session 2a

Creative Uses of the Preservation Toolbox: Local Landmarks & Mixed Use Conservation Districts

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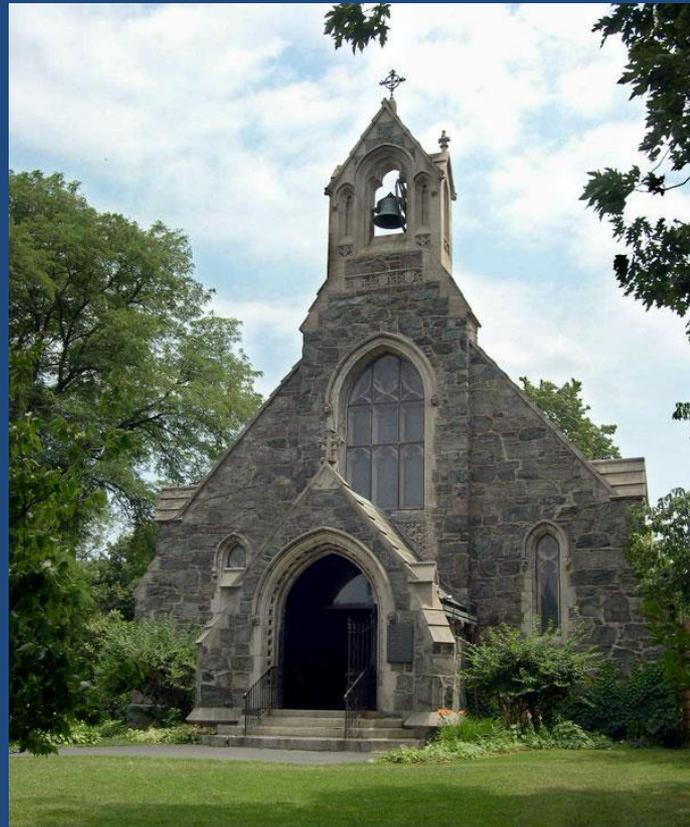
Preservation Tools in Cambridge



- Education
- National Register
- Community Preservation Act
- Demolition Delay
- Landmarks & Easements
- Neighborhood Conservation Districts
- Ch. 40C Historic Districts

Local Landmarks: A Single-Property Designation Tool

- Landmark designation under local ordinance or as a single property MGL 40C district
- Suitable for a wide variety of resources



Landmarks Compared to Preservation Easements (Preservation Restrictions)

- A landmark study can move the process forward and may result in the donation of a preservation easement
- Interior features can be protected only via a preservation easement
- Preservation easement may provide tax benefits



Landmarks Can Reinforce Demolition Delay

- Cambridge: 6-month demo delay
- Landmark consideration at 5 month mark
- Can lead to design improvements and preservation wins





2014-1015 Cambridge Preservation Award



Mixed Use Districts: An Exercise in Being Flexible

Harvard Square Conservation District

- Call out special properties
- Allows for creative new design at street level
- Streamline process for storefronts



Mixed Use Districts: An Exercise in Being Flexible

- Sign regulations flexible via zoning amendments
- Notice placards for broader public awareness



Layers of Protection: Landmarks within Neighborhood Conservation Districts

- Busy mixed-use area of commercial, institutional, and residential buildings
- Administered by citywide historical commission
- Several properties were already designated as local landmarks before the district was established



Thank you.

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